MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

MARCH 20, 2018

The Closed Session originally scheduled on the agenda for this meeting was cancelled. An announcement was made at 5:00 p.m. and a notice to that effect was posted outside of City Hall Council Chambers.

INVOCATION:
Pastor Kaelyn Mossholder of Santa Maria Foursquare Church gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Moats led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 5:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Stilwell, City Attorney Trujillo, Director of Human Resources & Records Anderson, Fire Chief Champion, Police Chief Hansen, Director of Finance Harvey, City Librarian Housel, Director of Public Works Kahn, Community Programs Manager Narez, Director of Community Development Ng, Director of Recreation & Parks Posada, Assistant City Attorney Sinco, Director of Utilities Springer, Assistant City Manager Wiemiller, and Deputy City Clerk Cleary.

1. PROCLAMATIONS/COMMENDATIONS/PRESENTATIONS:
There were no proclamations.

2. PUBLIC COMMENT
Sara Macdonald spoke about the recent rains and the need for shelter during this time for the homeless population.

Willie Galvan spoke about the ordinance establishing rules for City parking facilities and asked if it was possible to set aside a portion of the parking facilities for the homeless population.

Mary Jacka spoke against the parking facilities ordinance saying it would not help the homeless population.

Councilmember Boysen commented that the Freedom Warming Centers, operated through the Salvation Army, were available to anyone during the cold rainy weather.

Ernest Armenta spoke about elections and the voting population in Santa Maria.

3. CONSENT CALENDAR:
Councilmember Waterfield asked to pull Item 3D for discussion and a separate vote saying she supported Proposition 69, but objected to the City opposing the repeal of Senate Bill 1, the Gas Tax (SB1).

City Manager Stilwell explained that the City did not want SB1 repealed as the Gas Tax would provide funding to the City for transportation improvements. Staff anticipates SB1 would designate $29.7 million over the next ten years to the City of Santa Maria and those monies would be used for transportation improvements.

Consent Calendar Item 3D was approved on motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried on the following vote: 3-2

AYES: Councilmembers Boysen, Cordero, and Moats.
NOES: Councilmember Waterfield and Mayor Patino.
ABSENT: None
ABSTAIN: None

Consent Calendar Items 3A through 3K (except 3D) were approved on motion by Councilmember Boysen, seconded by Councilmember Waterfield, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None

ABSENT: None
ABSTAIN: None

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the regular meeting of the City Council of March 6, 2018, were approved as submitted.

C. CITY GOVERNANCE
Resolution No. 2018-17 was adopted approving the City Council's intention to continue its practice of governing with a Citywide perspective following the shift to elections of Councilmembers by Council districts.

Resolution No. 2018-17 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AND ESTABLISHING A CITYWIDE GOVERNANCE BY DISTRICT ELECTED POLICY.

D. ROAD REPAIR AND ACCOUNTABILITY ACT & LOCAL TRANSPORTATION IMPROVEMENTS
Resolution No. 2018-18 was adopted in support of Proposition 69 opposing the repeal of the Road Repair and Accountability Act; and join the Coalition to Protect Local Transportation Improvements.

Resolution No. 2018-18 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AFFIRMING SUPPORT OF PROPOSITION 69 AND OPPOSING THE REPEAL OF "THE ROAD REPAIR AND ACCOUNTABILITY ACT" (SB 1 – BEALL) AND APPROVAL TO JOIN THE COALITION TO PROTECT LOCAL TRANSPORTATION IMPROVEMENTS.

E. 2018 GENERAL PLAN ANNUAL REPORT
The City Council received the 2018 General Plan Annual Report and directed the Chief Deputy City Clerk to file said report with the Governor's Office of Planning & Research and Housing & Community Development Department.

F. LAFCO APPLICATION FOR WATER SERVICE AGREEMENT WITH OSR COOLER
Resolution No. 2018-19 was adopted approving an application to the Local Agency Formation Commission (LAFCO) for an out-of-agency domestic water service agreement with OSR Cooler located at 1701 East Betteravia Road.

Resolution No. 2018-19 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING AND APPROVING AN APPLICATION TO SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION FOR AN OUT-OF-AGENCY DOMESTIC WATER SERVICE AGREEMENT WITH OSR COOLER.

G. WARRANTS
Warrant Nos. 212895 to 213141 totaling $1,498,419.71 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance. Warrant Nos. 206567, 211758, and 212191 were cancelled.

H. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance and having been approved for payment by the Director of Finance.

I. FEDERAL TRANSIT ADMINISTRATION SECTION 5307 FUNDS
Resolution No. 2018-20 was adopted approving both the Santa Maria Area Transit Local Capital and Operating Assistance application, and the San Luis Obispo Regional Transit Authority Route 10 Regional Transit Service application for Federal Transit Administration Section 5307 funds in the Santa Maria Urbanized Area for Fiscal Years 2018-19, 2019-20, and 2020-21.

Resolution No. 2018-20 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING APPLICATIONS FOR FEDERAL TRANSIT ADMINISTRATION SECTION 5307 FUNDS FOR FY 2018-19, FY 2019-20, AND FY 2020-21 FOR SANTA MARIA URBANIZED AREA.

J. 2018 ANNUAL WEED ABATEMENT PROGRAM
Resolution No. 2018-21 was adopted declaring that dangerous weeds growing upon or in front of

property, and rubbish, refuse and dirt upon or in front of property, constitute a public nuisance which must be abated; commencing proceedings for the 2018 Annual Weed Abatement Program to abate these nuisances; and setting a public hearing for April 17, 2018, to consider any objections or protests to the abatement program.

Resolution No. 2018-21 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, DECLARING THAT DANGEROUS WEEDS GROWING, AND RUBBISH, REFUSE AND DIRT COLLECTED UPON OR IN FRONT OF THE LISTED PROPERTIES CONSTITUTES A PUBLIC NUISANCE WHICH MUST BE ABATED; AND COMMENCING PROCEEDINGS FOR THE ABATEMENT OF THESE NUISANCES PURSUANT TO TITLE 5, CHAPTER 8 OF THE SANTA MARIA MUNICIPAL CODE.

K. ORDINANCE NO. 2018-03 REGULATING CONDUCT IN CITY-OWNED PARKING FACILITIES
Ordinance No. 2018-03 was adopted amending Title 8 of the Santa Maria Municipal Code adding Chapter 8-19 to regulate conduct within all City-owned or operated parking structures.

Ordinance No. 2018-03 adopted. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING TITLE 8 OF THE SANTA MARIA MUNICIPAL CODE TO ADD CHAPTER 8-19 REGULATING THE USE OF CITY-OWNED/OPERATED PARKING STRUCTURES.

PRESENTATION

4. SANTA MARIA VALLEY CHAMBER OF COMMERCE ANNUAL REPORT. The City Council received the 2018 Mid-Year Reports from the Santa Maria Valley Chamber of Commerce (Chamber) regarding the *Economic Development Commission* and *Visitor Bureau & Tourism Marketing District.*

Glenn Morris, CEO of the Santa Maria Valley Chamber of Commerce, gave a presentation as detailed in the Council Agenda Report. Four key strategies to the Economic Development Plan included expanding the marketing of Santa Maria to business prospects, continuing support for existing businesses, building regional partnerships for economic growth, and laying groundwork for future economic vitality. Formal projects being tracked at the Chamber consist of 27 business assistance requests and 20 business prospects, primarily from Enos Ranch.

Over the last few months, marketing materials to attract businesses have been updated and outreach efforts have been expanded. The Chamber hopes to build regional partnerships for economic growth and to lay groundwork for future economic vitality, particularly with the decommissioning of the Diablo Canyon Power Plant facility. This decommissioning will result in a decrease in a significant number of well-paying jobs and business collaboration with vendors currently supporting the facility.

The Visitor's Bureau and Tourism Marketing District plans include enhancing the visitor experience, promoting local events, and marketing the Santa Maria Valley as a tourism destination. Local hotels have added a two (2) percent assessment to hotel stays to help fund these efforts. Last summer and into the fall, the Visitor's Bureau collaborated with the City on a Wine Trolley which was utilized by about 700 users to connect people in town with Orcutt and southeast area wineries and restaurants. The Bureau plans to launch the Trolley Program again in 2018.

The Chamber also has Special Project Grants partnering with organizations that run large events in the community. Grants have been given to seven different programs (car shows, swim meets, and rodeo activities, for example) to a total of $21,000.

Transportation Occupancy Tax (TOT) revenues have been rising about 51/2 percent each year and the City collected a little over $3.5 million by the end of calendar year 2017. The Chamber has spent a lot of time over the past year working on public relations efforts with both national and regional publications. The most impactful collaboration has been with the State agency, Visit California. Through this collaboration, the City has been promoted internationally as a tourism destination. Santa Maria was picked, along with ten other places in California, to be part of a video series on things to do and see in California.

The marketing campaign the last few months has targeted outdoor activities and encouraged tourists to make Santa Maria the "home base" while on vacation. Visitors can then explore many opportunities during the day within a 30-minute drive, but come back to spend their night in Santa Maria.

The Chamber continues its digital marketing efforts and just published a new visitor's guide. Brochures and other written literature are available in 300-400 locations throughout California. Marketing has been designed to drive traffic to the website *SantaMariaValley.com*. Almost 40,000 "trackable" unique visitors

were surveyed, 10,000 who reported having visited the Santa Maria Valley, 3,260 reported they based their decision to visit on what they saw on the website. Mr. Morris added that the Chamber believes that for every $1 dollar spent on marketing efforts, $2.50 comes back to the community.

Councilmember Waterfield asked what the report meant by "unique" visitors.

Mr. Morris responded that a unique visitor was one the Chamber sent the survey to only one time, no matter how many times they had logged in. Each survey was specific to one email address per one person.

Ernest Armenta questioned the effectiveness of the Chamber of Commerce.

5. COMMUNITY DEVELOPMENT BLOCK GRANTS ADVISORY 2017-18 ALLOCATIONS. The City Council conducted a public hearing to receive comments, consider the Block Grants Advisory Committee's (BGAC) recommendations for the allocation of Fiscal Year 2018-19 Community Development Block Grant (CDBG), and then directed their individual $5,000 allocation to public services programs.

City Attorney Trujillo began the item indicating that, under the Fair Political Practices Commission (FPPC) rules, if a Councilmember has a financial conflict of interest, he/she must abstain from any vote and leave the room. A financial conflict of interest could be a source of income or a property the Councilmember owns. In regards to service as a volunteer on a non-profit Board, there is no financial conflict of interest and, therefore, the Political Reform Act does not apply. However, if a Councilmember believes there is an appearance of an impropriety, they may recuse themselves. He recommended that, where applicable, each Councilmember make the following disclosures: 1) identify the organization they serve; 2) state that their service will not influence their decision and that they could remain impartial; and 3) identify that they have no financial conflict of interest.

Mayor Patino indicated that she currently served as a non-paid Board Member for Fighting Back Santa Maria Valley, and that her service with that Board would not influence her decisions, that she could remain impartial and unbiased, that she did not have a financial conflict of interest.

Councilmember Cordero stated he currently served as a non-paid, advisory committee member with the Community Action Coalition (CAC). He stated his service with this organization would not influence his decisions, that he could remain impartial and unbiased, and that he did not have a financial conflict of interest.

Councilmember Boysen announced he was a paid employee of the Good Samaritan Shelter as Chief Financial Officer, and had a financial conflict of interest. He said he would not be participating in the agenda item because Good Samaritan Shelter had submitted an application for both a Capital Project and a Public Service project. He left the Council Chambers at 6:23 p.m.

Councilmembers Moats and Waterfield indicated they had no conflicts of interest.

Community Programs Manager Narez gave a presentation as detailed in the Council Agenda Report. The CDBG Program is the primary Federal program providing state and local governments with grant funds for local programs and projects to address a variety of complex physical, economic, and social needs. The main objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities. The program is administered by the U.S. Department of Housing and Urban Development (HUD). The funds may be used at the discretion of the City, as long as the City's activities comply with Federal regulations and meet one of the three national objectives: 1) to be a primary benefit to low and moderate income persons; 2) to prevent or eliminate slums/blight; and/or 3) to meet an urgent community-wide need, such as an event caused by a major catastrophic event.

The recommendations being made this evening were determined by the 15-member BGAC following months of application review and site visits. Community Programs Manager Narez introduced members of the BGAC and acknowledged them for all of their hard work in determining the 2018-19 CDBG allocations.

Over the years, CDBG funds have been used to restore City facilities and parks. The most recent project was Armstrong Park's playground renovation following an arson incident that completely destroyed the playground structure.

This year, staff anticipates that the City will receive an estimated allocation of $1,382,399. Staff plans to apply 20 percent ($276,479) to General Administration, 15 percent ($207,359) to Public Services,

and the remaining 65 percent to Capital Projects. In addition, staff expects to have $88,000 due to reprogramming of funds from previous CDBG projects that did not expend all of their funding.

A community needs assessment in August 2017 determined the priorities for funding would include the prevention of homelessness, addressing critical emergencies, at-risk youth, and special needs populations; expand educational & youth development opportunities; and provide affordable housing and revitalize existing neighborhoods. Staff received 26 applications for Public Service Projects totaling $429,173 and 6 applications for Capital Projects totaling $1,017,226. Actual funds expected to be available are $207,359 and $986,561, respectively.

The BGAC split into five (5) teams, conducted site visits with each applicant, and presented their findings to each other at a Special Meeting held on February 28, 2018, to formulate recommendations.

CAPITAL FUNDS

BGAC members recommend funding Russell Park Improvements; CAPSLO Minor Home Repair; Good Samaritan Shelter/Pine Street Bungalows; GRID Alternatives; and the Boys & Girls Club Teen Center Renovation.

At the November 7, 2017, City Council meeting, Council had prioritized three projects: 1) Russell Park Improvement Project; 2) Boys & Girls Club Teen Center Renovation; 3) Good Samaritan Shelter Pine Street Bungalows. All three are being recommended for full funding. Women's Economic Ventures (WEV) is not being recommended for funding at the direction of HUD and as Economic Development was not a funding priority of FY 2018-19.

The bulk of Capital funding would go toward the revitalization of existing neighborhoods (Renovation of Russell Park). The rest would be split between youth development and housing and rehabilitation projects.

It is not yet known how much money the City will receive from HUD, so the Committee has adopted contingencies in case the amounts are either increased or decreased from the expected amounts. For Capital funding, if the entitlement is more than expected, the Boys & Girls Club, the City of Santa Maria, and CAPSLO will receive additional funding. If the City receives less than anticipated, those same projects would see a reduction. If the City receives additional income that Good Samaritan Shelter is not able to utilize under the rules of HUD, the extra money will go toward the Russell Park Improvement project.

Councilmember Waterfield asked about the $10,000 minimum allotment for Public Services and if that was at HUD's direction.

Community Programs Manager Narez responded that the restriction was a recommendation by HUD because of the costs associated with administering a grant both to the City and to the applying agency itself.

Deputy City Clerk Cleary indicated that one written correspondence had been received from GRID Alternatives thanking the Council for their consideration.

Public Input regarding Capital Projects

Mayor Patino opened the public hearing regarding Capital Project allocations at 6:31 p.m.

Jessica Byrne, representing the Boys & Girls Club, thanked the Council for their consideration.

Guillermo Chavez, representing WEV, requested that the Council consider WEV for Capital funding this year.

Mayor Patino closed the public hearing regarding Capital Project allocations at 6:35 p.m.

Councilmember Moats asked what the 20 percent costs were to administration.

Community Programs Manager Narez responded that the 20 percent covered staff salaries and operations. Currently, the City also uses a portion of General Fund monies to cover the costs of administering Special Projects.

Motion was made by Councilmember Waterfield, seconded by Councilmember Moats, to approve the Capital Project recommendations of the Block Grants Advisory Committee as presented, and carried on the following vote: 4-0-1

AYES: Councilmembers Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: Councilmember Boysen
ABSTAIN: None

PUBLIC SERVICES FUNDS

Community Programs Manager Narez continued her presentation saying the BGAC was recommending 59 percent of the Public Service funding go to organizations specifically meeting homelessness and critical needs. Catholic Charities; Domestic Violence Solutions; Foodbank; Freedom Warming Center; Good Samaritan Shelter, Inc.; Legal Aid Foundation; North County Rape Crisis & Child Protection Center; and the Santa Barbara County Sexual Assault Response Team would be sharing approximately $107,000.

The Committee recommended that about 22 percent be allocated to special needs and elderly services. The Alliance for Pharmaceutical Access; Community Partners in Caring; Independent Living Resource Center; and Santa Maria Valley Meals on Wheels will share $40,000.

Three organizations addressing at-risk youth were recommended to share $35,000 - Child Abuse Listening Mediation; Council on Alcoholism & Drug Abuse; and Family Service Agency.

Written communications on Public Services

Deputy City Clerk Cleary indicated that there were written communications from Alliance for Pharmaceutical Access, Independent Living Resource Center, and the Sexual Assault Response Team, thanking the Council for their consideration. Fighting Back Santa Maria also wrote in asking the Council to consider them when choosing their $5,000 allotments.

Public hearing

Mayor Patino opened the public hearing relating to Public Service allocations at 6:40 p.m.

David Coelho, representing Catholic Charities, summarized the way the organization has been putting their CDBG funding to use.

Kim Jolicoeur, representing CAPSLO, spoke about tattoo removal, a free service that is available for someone participating in community work service.

Ann McCarty, representing the North County Rape Crisis and Child Protection Center, thanked the Council, BGAC, and City staff for their support.

Kathy Hayes, representing Freedom Warming Centers at the Salvation Army, spoke about the organization's work.

Chris Slaughter, representing the Santa Maria Valley Discovery Museum, invited the Council to consider the organization for their $5,000 designations.

Gary Lynd and Patricia Keelean, representing Community Action Commission of Santa Barbara County, requested that the Council consider them for their $5,000 designations.

Mayor Patino closed the public hearing regarding Public Service allocations at 6:58 p.m.

Council discussion

Councilmember Cordero commented that he preferred supporting causes that feed people and keep them warm.

Councilmember Waterfield thanked the BGAC for their hard work and said she recognized the difficulty in deciding which organization should receive funding.

BGAC recommended allocations were: Alliance for Pharmaceutical Access ($10,000); Catholic Charities ($15,000); Community Partners in Caring ($10,000); Domestic Violence Solutions/Emergency Shelter ($10,000); Foodbank/Santa Maria Food Distribution Program ($20,000); Freedom Warming Center ($10,000); Good Samaritan Shelter Services ($20,000); Independent Living Resource Center ($10,000); Legal Aid Foundation of SBC ($10,000); North County Rape Crisis & Child Protection Center ($12,359); Santa Barbara County Sexual Assault Response Team ($10,000); and Santa Maria Valley Meals on Wheels ($10,000).

On motion by Councilmember Waterfield, seconded by Councilmember Cordero, the Block Grants Advisory Committee's recommended Public Service allocations were approved as presented, on the following vote: 4-0-1

AYES: Councilmembers Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: Councilmember Boysen
ABSTAIN: None

Councilmember Boysen returned to the Chambers at 7:08 p.m.

COUNCILMEMBER ALLOCATIONS
In addition to the aforementioned recommendations, each Councilmember had the opportunity to allocate $5,000 to an existing recipient agency or combine allocations with another Councilmember to an agency that did not receive funding.

Councilmember Cordero announced he would be allocating his $5,000 to the Community Action Commission (CAC).

Councilmember Moats announced he would also apply his $5,000 allocation to CAC.

Councilmember Boysen announced he would allocate his $5,000 to Fighting Back Santa Maria Valley.

Mayor Patino announced she would allocate her $5,000 to Fighting Back Santa Maria Valley.

Councilmember Waterfield announced she would split her $5,000 between CAC and Fighting Back Santa Maria Valley.

Block Grants Advisory Committee Chair Seifert commented on the hard work of the committee and the difficulty in making decisions as to which organizations receive funding. He thanked the Council for approving the recommended allocations.

Community Programs Manager Narez closed the item saying that staff would bring final resolutions back to the Council for approval at a later date, to be determined once HUD announces the total entitlement the City will be receiving.

Mayor Patino switched the order of Agenda Items 6 and 7 and heard Item 7 next.

7. URGENCY ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON THE USE OF DWELLING UNITS FOR HOUSING OF MORE THAN SIX (6) H-2A WORKERS. The City Council considered adopting an interim urgency ordinance, on a 4/5 vote, imposing a temporary moratorium on the use of dwelling units in the R-1 Single Family and R-2 Medium Density Residential Zoning Districts for housing of more than six (6) H-2A workers.

Assistant City Attorney Sinco gave a presentation as detailed in the Council Agenda Report. The Urgency Ordinance imposing a temporary moratorium on H2A housing of more than six workers in R-1 and R-2 zoning districts would be effective immediately upon adoption. The ordinance would be in effect for up to 45 days at which time the Council could extend it two (2) more times: up to 10 months and 15 days the first time, and an additional year the second time. Staff plans to bring a permanent ordinance to Council prior to any extensions.

The H2A Visa Program is a Federal Program that provides employers with workers when there are not a sufficient number of qualified workers locally. Employers under contract with H2A must provide housing, three meals a day (or cooking facilities), and transportation to and from the fields at no cost to the workers. Guidelines for H2A housing are actually stricter than State law with regard to the number of people allowed to reside in a residence. State law preempts local law, but the Federal Government has chosen to honor local laws with regard to H2A housing. Under the State Employee Housing Act, H2A workers are considered employees and the Health and Safety Code requires that no city can pass a law that regulates the housing of six (6) or fewer employees any differently than residential zoning laws. For that reason, this temporary moratorium does not ban H2A housing.

Staff has learned that there is a tremendous amount of money being paid to house H2A workers which is creating an incentive for landlords to place as many workers as they can under one roof. This situation is creating a distortion of the local housing and rental market. Staff would like time to study H2A housing in the community and create a comprehensive ordinance that would come up with a permanent solution.

Councilmember Boysen commented that the H2A issues should be shared between the City and County and asked if the County had relaxed any laws allowing for some of its farmland to be developed into H2A housing.

Assistant City Attorney Sinco responded that he had not heard of any relaxation of County rules allowing for the construction of H2A housing, but staff would be very willing to work with the County.

Councilmember Cordero asked how much landlords receive for H2A residents and if it would be appropriate to send a letter to the County saying where the City stands on the issue and asking for their collaboration.

Assistant City Attorney Sinco responded that he did not know how much each landlord receives, but he knew of one situation where the landlord was receiving $524 per person and planned to house twelve (12) people under one roof where ten (10) people was the legal limit.

Councilmember Moats suggested that H2A housing should be built on farmland and perhaps the City could offer incentives to do so. He also commented on his concerns with possible parking issues and Accessory Dwelling Units asking if the new ordinance could limit the number of workers to six (6) people per lot.

Assistant City Attorney Sinco responded that the permanent ordinance would address parking issues and the number of people allowed in a residence.

Councilmember Waterfield mentioned that San Luis Obispo was relaxing its rules regarding whether workers had to reside and work in the same County.

Assistant City Attorney Sinco responded that he knew of a situation where workers who lived in Oxnard were driven to Santa Maria each day for work. He did not believe there was any requirement to live and work in the same County.

Councilmember Moats asked how the number of six (6) workers under one roof came to be.

Assistant City Attorney Sinco responded that the number was determined by State law.

Public input

Scott Fina, representing Peoples' Self-help Housing, said he was encouraged to hear the City would take a comprehensive approach to H2A housing as it may be the only way growers in Santa Maria could thrive. He recommended bringing together City staff and non-profit H2A housing managers to find a solution.

Araceli Gaspar, a strawberry grower in Santa Maria, spoke against the moratorium and said her company needed to hire H2A workers to survive, and ensured the required 50 square feet of living space for each H2A employee.

Leo Corona, representing Pacifica Personnel, expressed his opposition to the moratorium saying overcrowding is a citywide issue and not just H2A-based.

Jason Sharrett, representing the California Strawberry Commission, expressed concerns with the urgency ordinance saying it was too last minute and that those impacted by it should have had more warning. He added that there had been no analysis by the City to confirm that H2A housing was causing a distortion of the local housing/rental market.

Jeanie Garcia, a homeowner, spoke about issues with her neighbors being evicted from their home so that H2A workers could be housed there. She expressed concerns with the effect of H2A housing on property values, rental markets, and neighborhood upkeep.

Alexandra and Paul Allen, local farmers who have already entered into H2A contracts, expressed concerns that they had workers arriving in two weeks who would have no place to live if the moratorium passed.

They suggested giving employers more time to prepare for the moratorium. They suggested the City require employers to register with the City to be held responsible for their workers. They also believed the moratorium would make housing conditions in Santa Maria worse instead of better as H2A housing is federally regulated and there is no other housing available in the area for their workers. They added that, one of the rules with H2A housing is that workers are prohibited from having alcohol or drugs.

Councilmember Moats asked how many workers they were planning to house.

Ms. Allen responded they planned to house ten (10) in each home. She stated that the regulations were not just based on square footage, but also number of bathrooms and other factors. No one would be required to sleep in the kitchen or living room.

Kaylee Ellis, representing the Grower-Shipper Association, spoke in opposition to the moratorium due to the labor shortage for local farmers and the fact that workers are already scheduled and contracts set.

Carlos Casteneda explained that the H2A application process for obtaining workers begins 75 days prior to commencing work. Thus, January filers are expecting their labor workers to arrive now and there is concern that the moratorium will result in tremendous crop losses. Houses are required to be vacant when the workers move in and the houses are inspected multiple times throughout the season. He encouraged the staff and Council to work with stakeholders in the City to draft a policy that is amenable to everyone.

Ken Kendrick expressed concern that H2A workers were moving in the house next door to his home citing the number of workers and potential issues that could arise.

Noe Contreras, representing Savino Farms and Big F Farms, spoke about his family's collaboration with H2A housing the last few years bringing several hundred people to the area for work. Workers become part of the community as they live in Santa Maria ten months out of the year. Agricultural land in the area is predominantly rented, not owned, and the family business would not be able to succeed without H2A workers.

Ernest Armenta spoke about the upcoming elections in Santa Maria.

Cheryl Ausan spoke about concerns with H2A housing and having multiple people living in the house next to her house including potential issues with parking, safety, and unknown strangers in the Via Carro neighborhood.

Felipe Mendoza spoke in favor of the moratorium citing issues in his Via Carro neighborhood and he asked if H2A housing could be placed in areas around the City outside of single-family neighborhoods.

Emanuel Zarate spoke about the laws that apply to H2A workers saying they are very strict. A designated bus stop needs to be in place and workers are not allowed to have vehicles.

Council discussion

Mayor Patino commented that there is a lot of misunderstanding about H2A housing. The more successful operations have been at the Budget Hotel and Betteravia Farms who came to the Council and let them know what they were planning. A couple of years ago, Council received information on how H2A workers are vetted with background checks and a physical exam. Overcrowding is everywhere in California and the lawmakers are not responding favorably. She said she sympathized with residents who were concerned with overcrowding in their own neighborhoods.

Councilmembers Boysen, Moats, and Cordero expressed concern about turning R-1 and R-2 zoning into H2A housing and suggested putting H2A housing on the farms or building new H2A housing in areas where there is the space to do so. They agreed the limit to a house should be six (6) persons citing concerns for increased water and trash needs. They said they sympathized with the employers who had contracts with workers arriving in the next few weeks.

Councilmember Waterfield commented that the City was definitely having an influx of workers with no available housing to place them in, but the City still needed to protect the integrity of residential neighborhoods.

Mayor Patino asked that staff specifically look into the situation on Via Carro.

Assistant City Attorney Sinco commented that when the ordinance was drafted, staff recognized there would be situations, such as already established contracts, that could be considered on a case-by-case basis. Staff intended to work with residents so as to not put the City in any jeopardy or cause any violation of current H2A contracts.

Urgency Ordinance No. 2018-06 was adopted imposing a temporary moratorium on the use of dwelling units in the R-1 and R-2 residential zoning districts for housing of more than six H-2A workers,

on motion by Councilmember Boysen, seconded by Councilmember Waterfield, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2018-06 adopted. AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, IMPOSING A TEMPORARY MORATORIUM ON THE USE OF ANY DWELLING UNIT IN THE R-1 SINGLE FAMILY RESIDENTIAL OR R-2 MEDIUM DENSITY RESIDENTIAL ZONING DISTRICTS IN THE CITY OF SANTA MARIA TO HOUSE MORE THAN SIX (6) H-2A WORKERS

6. GENERAL PLAN LAND USE AMENDMENT AND ZONE CHANGE AT 121 WEST JONES STREET. The City Council considered a recommendation of the Planning Commission to review: 1) a Negative Declaration; 2) a General Plan Land Use Map Amendment designation **FROM** High Density Residential (HDR-22) **TO** Specific Plan (SP); 3) a Zoning Map Amendment **FROM** Planned Development/General Commercial (PD/C-2) district **TO** Specific Plan (SP) district; and 4) an amendment to the Downtown Specific Plan to incorporate the 0.1 acre site into the Gateway District.

At its regular meeting of February 7, 2018, the Planning Commission voted 4-0-1 (Absent: Chair Dickerson) to recommend that the City Council approve the General Plan Land Use Amendment and Zone Change.

Director of Community Development Ng gave a presentation as detailed in the Council Agenda Report. The property is located north of Jones Street and west of South Broadway adjacent to a car wash that is within the Downtown Specific Plan, and some apartments. The request is to be included in the Downtown Specific Plan. The property is mixed use with retail on the ground floor and living space on the second floor.

Applicant comments
There were no applicant comments.

Written communications
There were no written communications.

Public hearing.
Mayor Patino opened the public hearing at 8:45 p.m. and having no requests to speak, immediately closed the public hearing.

Council discussion
There was no council discussion.

Resolution No. 2018-22 was adopted approving a negative declaration for a General Plan Land Use and Zoning Map Amendment located at 121 West Jones Street, on motion by Councilmember Waterfield, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2018-22 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A NEGATIVE DECLARATION FOR A GENERAL PLAN LAND USE AND ZONING MAP AMENDMENT LOCATED AT 121 WEST JONES STREET.

Resolution No. 2018-23 was adopted amending the Land Use Policy Map for approximately 0.1 acres located at 121 West Jones Street, on motion by Councilmember Waterfield, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2018-23 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE LAND USE POLICY MAP FOR APPROXIMATELY 0.1 ACRES LOCATED AT 121 WEST JONES STREET.

Ordinance No. 2018-04 was introduced for first reading and continued to the next meeting for second reading and adoption, amending the official zoning map on approximately 0.1 acres located at 121 West Jones Street, on motion by Councilmember Waterfield, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2018-04 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP ON APPROXIMATELY 0.1 ACRES, LOCATED AT 121 WEST JONES STREET.

Ordinance No. 2018-05 was introduced for first reading and continued to the next meeting for second reading and adoption, adopting amendments to the Downtown Specific Plan for approximately 0.1 acres located at 121 West Jones Street (SPZ2017-0001), on motion by Councilmember Waterfield, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2018-05 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING AMENDMENTS THE DOWNTOWN SPECIFIC PLAN FOR APPROXIMATELY 0.1 ACRES LOCATED AT 121 WEST JONES STREET.

REPORT BY CITY MANAGER:
City Manager Stilwell reported the next Regular City Council Meeting would be April 3, 2018. Items on the agenda would include a public hearing for an appeal of the Planning Commission's approval of the Great American Self-storage Project at 1265 W. Betteravia Road and an item regarding economic planning for the Diablo Canyon Power Plant closure.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Cordero reported he attended the ribbon cutting and grand opening for Xfinity.

Councilmember Moats reported that he attended the Quarterly School Districts meeting.

Councilmember Waterfield reported she attended the ribbon cutting and grand opening for Xfinity; the Chambers of Commerce Lompoc and Santa Maria joint luncheon at Vandenberg Air Force Base; a meeting with Westar Shopping Centers representatives; the SBCAG and APCD monthly Board meetings; and a meeting with CAC.

Councilmember Boysen reported that he attended the Quarterly Investment Oversight Committee meeting.

Mayor Patino reported that she attended the State of the Orcutt School Districts breakfast in Orcutt; the Chambers of Commerce Lompoc and Santa Maria joint luncheon at Vandenberg Air Force Base; the semi-annual Police briefing; Rodeo Days and Elks Club meetings; and the Quarterly Schools meeting.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 8:53 p.m.

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APPROVED:

April 3, 2018
Date

M. Beth Cleary
M. Beth Cleary
Deputy City Clerk and ex officio Clerk of the City Council

Alice M. Patino
Alice M. Patino
Mayor of the City of Santa Maria

ATTEST:

M. Beth Cleary
M. Beth Cleary
Deputy City Clerk